

# CHANGING HOME



92 Chester Road | Huntington | Chester | CH3 6BT

£342,500

An extended THREE bedroom semi-detached family home set within the popular suburb of Huntington. Beautifully presented throughout property in brief: living room, large open plan kitchen diner, W/C, utility area, study, three bedrooms, family bathroom, garage, sunny aspect garden and parking for several cars. Viewing highly recommended

## Property Description

### LOCATION

The property in the heart of the popular and mature residential area of Huntington. There are excellent local shops close by including a convenient store, hairdressers, Indian takeaway and a Co-Op. The Rake and Pikel public house is within a short walk. Sainsburys is also close by with a recently opened Starbucks coffee. The lovely Caldys Valley nature park ideal for families is on the doorstep. Access to the main A55 is simple. Chester City Centre is a short drive away and well served by public transport. Huntington Primary School & Bishops Blue Coat High School are both within walking distance And Christleton High School is also in catchment.

### ENTRANCE

Accessed via a timber front door and with access to the ground floor and stair case to first floor.

### LIVING ROOM

16' 7" x 11' 10" (5.06m x 3.61m) With UPVC double glazed bay window, open fireplace, wood effect laminate flooring, radiator, window to study and under stairs storage area.

### KITCHEN

7' 7" x 14' 9" (2.32m x 4.50m) A superb modern, open plan fitted Wren kitchen with a range of floor, wall and drawer gloss units, integral fridge/freezer, stainless steel sink with mixer tap, double Bosch oven, Neff integral dishwasher, Bosch induction hob with extractor over, splashback, recessed spotlights and tiled flooring

### DINING AREA

14' 8" x 14' 1" (4.49m x 4.30m) With lantern roof light, radiator, tiled flooring and bi-fold doors leading the rear south westerly facing garden.

### W/C

3' 2" x 3' 6" (0.98m x 1.08m) With W/C, wash hand basin and tiled flooring.

### UTILITY ROOM

6' 7" x 4' 10" (2.02m x 1.48m) With plumbing for washing machine, storage wall units and tiled flooring.

### STUDY

13' 2" x 6' 9" (4.02m x 2.07m) Excellent use of space currently used as an office with wood effect laminate flooring, skylight window and door leading to garage.





## LANDING

2' 8" x 3' 7" (0.83m x 1.11m) With side UPVC window.

## BEDROOM ONE

11' 10" x 10' 4" (3.61m x 3.16m) With UPVC double glazed bay window, radiator and range of fitted wardrobes.

## BEDROOM THREE

7' 7" x 8' 6" (2.32m x 2.60m) With UPVC double glazed window and radiator.

## BATHROOM

9' 10" x 6' 3" (3.00m x 1.92m) With tiled shower cubicle, W/C, wash hand basin, free standing bath, radiator, UPVC double glazed window and vinyl flooring.

## INNER LANDING

4' 10" x 8' 4" (1.49m x 2.56m) With spiral staircase proving access to bedroom two and fitted storage cupboard and shelving.

## BEDROOM TWO

12' 1" x 14' 9" (3.69m x 4.50m) Excellent dual aspect converted loft with 2x UPVC double glazed window, radiator and recessed spotlights. Views of the welsh hills and meadows can be seen from the rear window.

## GARAGE

Accessed to the front via an electronic roller door or from the rear from study, with power & lighting, window to side and wall mounted Valliant comb-boiler.

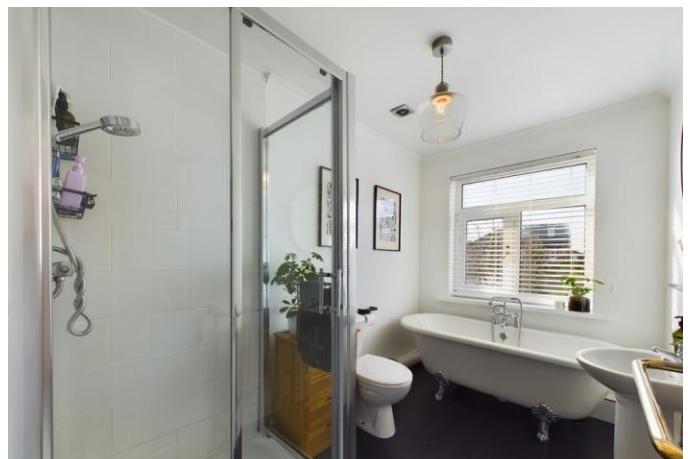
## OUTSIDE

To the front of the property is a lawn area and driveway parking for several cars. To the rear is a south westerly facing garden with enclosed fencing, predominantly lawn with timber decked terrace, timber boarding and patio area.

## AGENTS COMMENTS

Having grown up in Huntington myself, I can highly recommend this area particularly to a young family with excellent local schools, good amenities and having Caldy Valley nature park on your doorstep is a huge bonus! The house itself has a really nice family feel and the extended kitchen/diner has been designed so cleverly to provide natural light & an extra reception room.

Ollie Law





## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## Contact Details

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